

# Annex 1

As of 2/28/2023

Description	Monthly	1st month missed payment	Current Month	100.000000%	17.266000%
				Property as a whole (LLC)	Nelson Brother West Seneca Investor Unit
Rent - ROI Component				\$ 1,522,068	\$ 262,800
Rent - Debt Component (Interest + Principal)	\$ 66,915.00	09/01/21	3/1/2023	\$ 1,204,470	\$ 207,964
Rent - Debt Component (Fees)				\$ 62,808	\$ 10,844
Rent - School Property Taxes (Town & County 2022				\$ 254,673	\$ 43,972
Rent - Town/County Property West Seneca Town				\$ 218,242	\$ 37,682
Rent - Advances for Loan Debt Service Component				\$ 162,472	\$ 28,052
				<u>\$ 3,424,731.76</u>	<u>\$ 591,314.18</u>

# **Annex 1**

**West Seneca**

**Unpaid ROI Component of Base Rent**

**As of 2/28/2023**

	Master Lease Agreement	Amount Paid	Amount Due
04/01/17	\$ 55,539.38		
05/01/17	55,539.38	\$ 53,915.42	\$ 1,623.96
06/01/17	55,539.38	53,915.42	1,623.96
07/01/17	55,539.38	53,915.42	1,623.96
08/01/17	55,539.38	53,915.42	1,623.96
09/01/17	55,539.38	53,915.42	1,623.96
10/01/17	55,539.38	53,915.42	1,623.96
11/01/17	55,539.38	53,915.42	1,623.96
12/01/17	55,539.38	53,915.42	1,623.96
01/01/18	55,539.38	53,915.42	1,623.96
02/01/18	55,539.38	53,915.42	1,623.96
03/01/18	55,539.38	53,915.42	1,623.96
04/01/18	58,787.29	53,915.42	1,623.96
05/01/18	58,787.29	53,915.42	4,871.87
06/01/18	58,787.29	58,787.29	-
07/01/18	58,787.29	58,787.29	-
08/01/18	58,787.29	58,787.29	-
09/01/18	58,787.29	58,787.29	-
10/01/18	58,787.29	58,787.29	-
11/01/18	58,787.29	58,787.29	-
12/01/18	58,787.29	58,787.29	-
01/01/19	58,787.29	58,787.29	-
02/01/19	58,787.29	58,787.29	-
03/01/19	58,787.29	58,787.29	-
04/01/19	60,411.25	58,787.29	-
05/01/19	60,411.25	58,787.29	1,623.96
06/01/19	60,411.25	58,787.29	1,623.96
07/01/19	60,411.25	58,787.29	1,623.96
08/01/19	60,411.25	58,787.29	1,623.96
09/01/19	60,411.25	58,787.29	1,623.96
10/01/19	60,411.25	58,787.29	1,623.96
11/01/19	60,411.25	60,411.25	-
12/01/19	60,411.25	60,411.25	-
01/01/20	60,411.25	60,411.25	-
02/01/20	60,411.25	60,411.25	-
03/01/20	60,411.25	60,411.25	-
04/01/20	60,411.25	60,411.25	-
05/01/20	60,411.25	60,411.25	-
06/01/20	60,411.25	60,411.25	-
07/01/20	60,411.25	60,411.25	-

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08/01/20	60,411.25	60,411.25	-	
09/01/20	60,411.25	60,411.25	-	
10/01/20	60,411.25	60,411.25	-	
11/01/20	60,411.25	60,411.25	-	
12/01/20	60,411.25	60,411.25	-	F
01/01/21	62,035.21	60,411.25	-	F
02/01/21	62,035.21	60,411.25	1,623.96	
03/01/21	62,035.21	63,659.17	(1,623.96)	A
04/01/21	62,035.21	63,659.17	(1,623.96)	
05/01/21	62,035.21	-	62,035.21	
06/01/21	62,035.21	-	62,035.21	
07/01/21	62,035.21	-	62,035.21	
08/01/21	62,035.21	-	62,035.21	
09/01/21	62,035.21	-	62,035.21	
10/01/21	62,035.21	-	62,035.21	
11/01/21	62,035.21	-	62,035.21	
12/01/21	62,035.21	-	62,035.21	
01/01/22	62,035.21		62,035.21	
02/01/22	62,035.21		62,035.21	
03/01/22	62,035.21		62,035.21	
04/01/22	62,035.21		62,035.21	
05/01/22	62,035.21		62,035.21	
06/01/22	62,035.21		62,035.21	
07/01/22	62,035.21		62,035.21	
08/01/22	62,035.21		62,035.21	
09/01/22	62,035.21		62,035.21	
10/01/22	62,035.21		62,035.21	
11/01/22	62,035.21		62,035.21	
12/01/22	62,035.21		62,035.21	
01/01/23	62,283.13		62,035.21	
02/01/23	62,283.13		62,283.13	
03/01/23	62,283.13		62,283.13	
04/01/23			62,283.13	
05/01/23				

\$ 1,522,067.99